



46 Delamere Drive,
Walsall, WS5 4TB

Offers in the Region Of £230,000

Ground Floor:

The property is entered via a welcoming hallway, which benefits from a ceiling light point, radiator, stairs rising to the first floor and door leading to the lounge. The lounge is a bright and inviting reception space featuring a ceiling light point, radiator, useful understairs storage cupboard and door leading through to the impressive newly fitted kitchen. The kitchen has been refurbished to a high standard and comprises a contemporary range of wall and base cupboard units, brand new integrated appliances including dishwasher, washing machine, oven, fridge/freezer and four ring gas hob, extractor hood and bowl sink with mixer tap over, together with a vertical radiator, two ceiling light points, double glazed window to the rear and sliding doors leading to the conservatory. The conservatory provides a versatile additional living space with ceiling light point and fan, double glazed windows to the rear and side elevations and double glazed French style doors opening onto the garden.

First Floor:

The first floor landing benefits from an extended loft hatch with fitted ladders and boarded loft, ceiling light point and doors leading to the bedrooms and family bathroom. Bedroom one features a double glazed window to the rear, radiator and ceiling light point, whilst bedroom two benefits from a double glazed window to the fore, radiator and ceiling light point. Bedroom three offers a further double glazed window to the rear, radiator and ceiling light point. The family bathroom has been fully refurbished and finished to an excellent standard, comprising a stylish P-shaped bath with shower over, low flush WC, vanity wash hand basin, heated chrome towel rail, obscure double glazed window to the fore, downlighters, extractor fan and cupboard housing a newly fitted boiler.

Outside:

To the front is a neatly presented garden space with paved pathway, lawned area and established planting, together with a tarmac driveway providing useful off-road parking for two vehicles and side access gate. To the rear is a private and well-maintained garden featuring a generous lawned area, paved patio seating area, established borders and boundary fencing, together with a useful timber storage shed.

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.



Measurements:

Entrance Hallway

Lounge - 4.20m (13'9") x 3.21m (10'6") max

Breakfast Kitchen - 4.07m (13'4") x 2.54m (8'4")

Conservatory - 2.90m (9'6") x 2.46m (8'1")

Bedroom One - 3.54m (11'7") x 3.32m (10'11")

Bedroom Two - 2.42m (7'11") max x 2.34m (7'8")

Bedroom Three - 3.20m (10'6") x 2.88m (9'5")

Family Bathroom - 8' 0" x 7' 8" (2.43m x 2.34m)

Viewer's Notes:

Tenure: Freehold

Council Tax Band: B

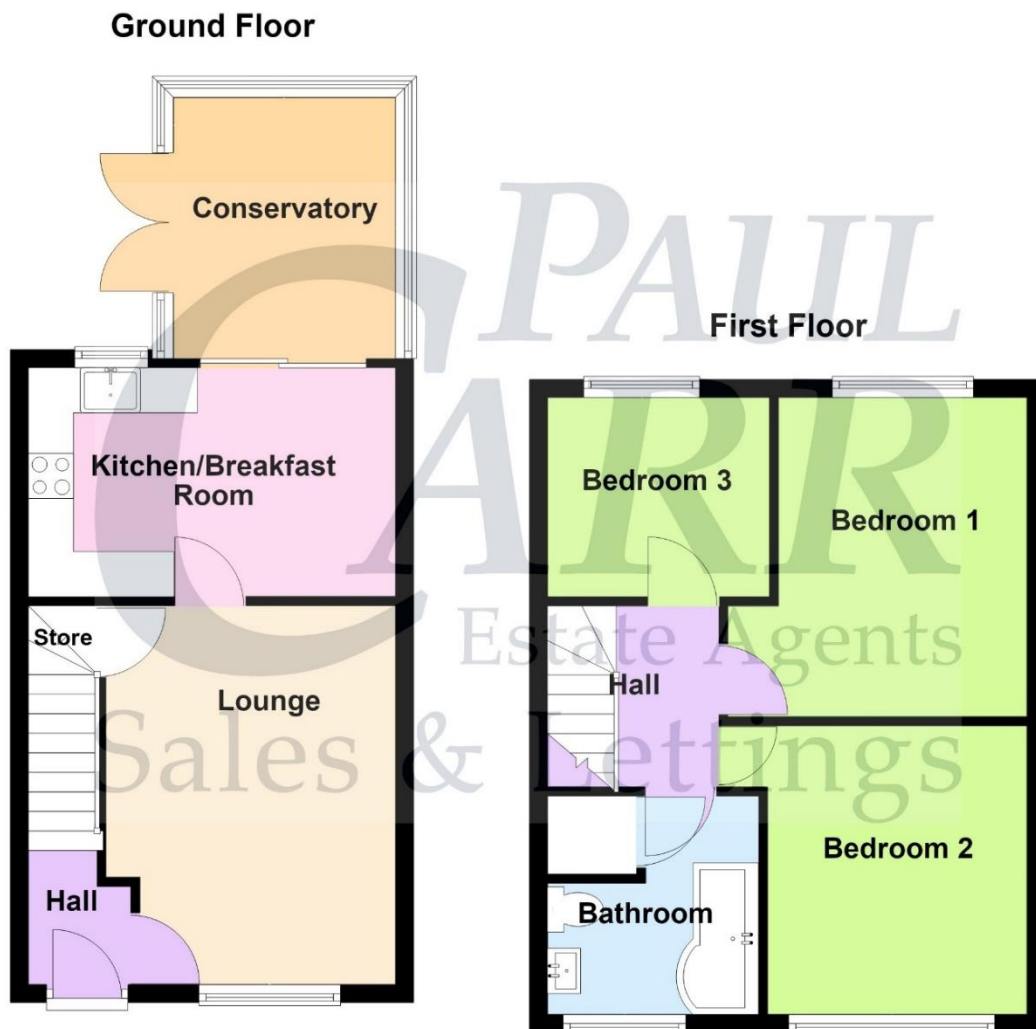
Connected Services: Gas, water, electric & drainage





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location





